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**Inter Departmental Memorandum**

TO: City Council

THROUGH: Marcus D. Jones, City Manager

FROM: George Homewood, AICP, Director of City Planning

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 3241 Lyons Avenue

DATE: January 8 , 2016

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

**Property Information**

<b>Location:</b>	3241 Lyon Avenue	<b>Neighborhood:</b>	Fairmount Park
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Ft. x 100 Ft.
<b>House Type:</b>	1.5 Story Single Family	<b>Proposed Lot Size:</b>	30 Ft. x 100 Ft.
<b>House Size: (Width x Depth)</b>	24 Ft. x 55 Ft.	<b>Square Footage:</b>	2040 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Department of Planning and Community Development  
Zoning Certification for Non-Standard Lots**

**Applicant Information**

<b>Applicant Name:</b>	Eden Way Properties, LLC	<b>Date of Application:</b>	June 3, 2015
<b>Mailing Address:</b>	1021 Eden Way North		
<b>City, State, Zip Code:</b>	Chesapeake, VA 23320		
<b>Phone Number:</b>	757-636-7256	<b>E-Mail:</b>	

**Property Information**

<b>Location:</b>	3241 Lyons Ave.	<b>Neighborhood:</b>	Fairmount Park
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Feet x 100 Feet
<b>House Type:</b>	1.5 Story Single Family	<b>Proposed Lot Size:</b>	30 Feet X 100 Feet
<b>Proposed House Size:</b>	24 Feet x 55 Feet	<b>Square Footage:</b>	2040 SF

The proposed building plans and elevations for development of the site at 3241 Lyons Ave. and located in the Colonial Heights neighborhood in Norfolk, Virginia have been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch(es), columns, driveways, garage(s), and building height.

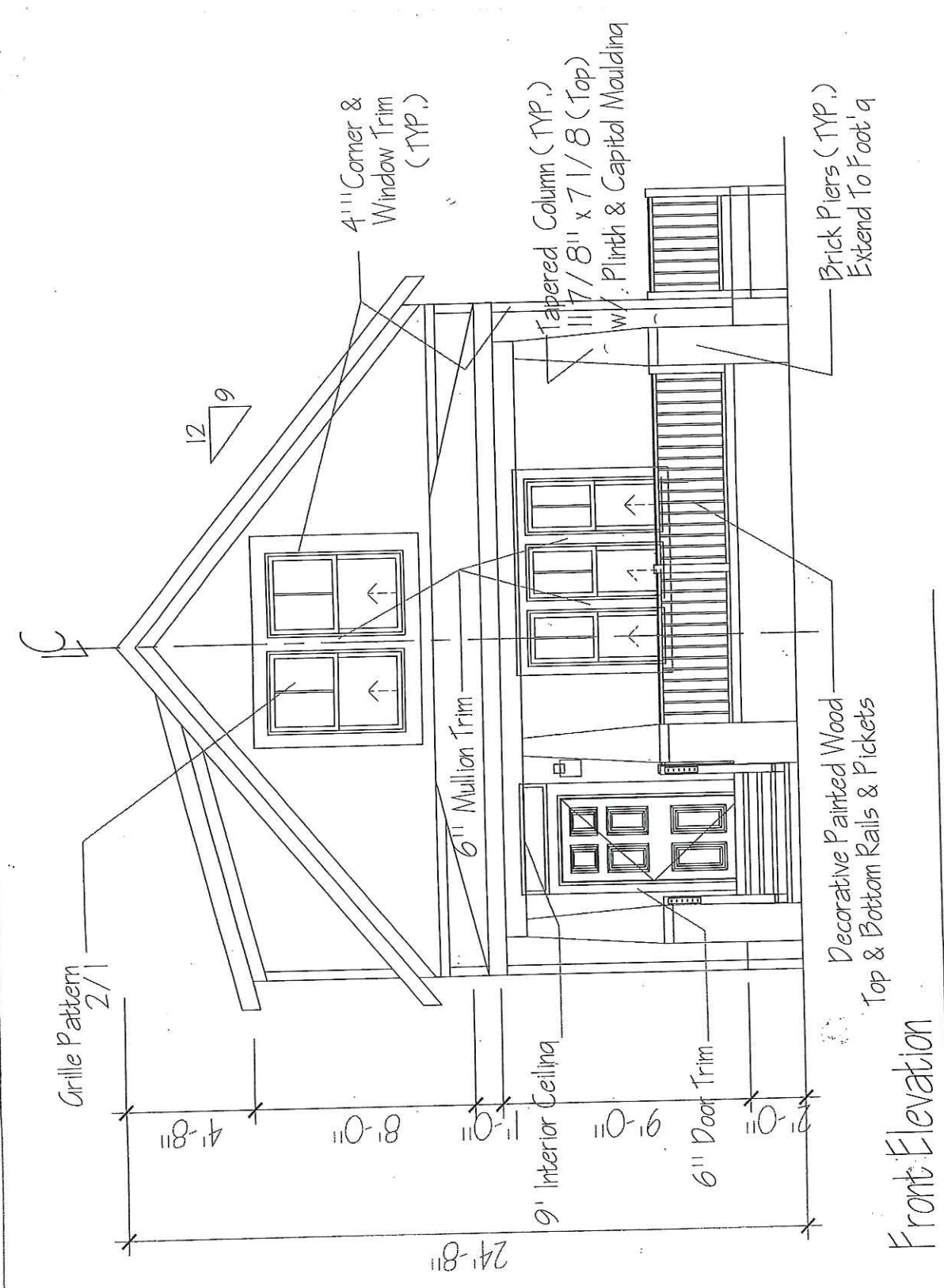
Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

*for George M. Newland III*  
George Homewood, AICP, Director

City Planning

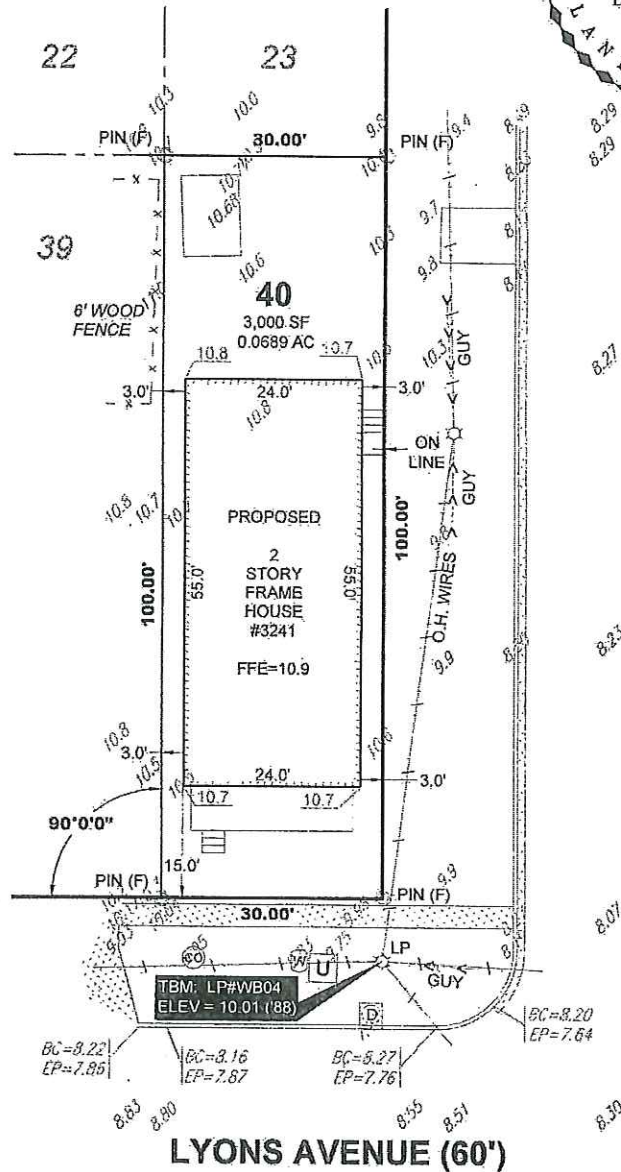
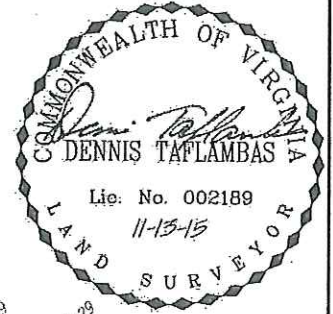
BC: City Manager's Office  
Planning Director  
Program Manager  
Building Official

December 17, 2015  
Date





1. THIS IS TO CERTIFY THAT I, ON NOVEMBER 13, 2015, SURVEYED THE PROPERTY SHOWN ON THIS PLAT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE ONLY EASEMENTS APPEARING ON THIS SURVEY ARE THOSE WHICH WERE SHOWN ON THE RECORDED SUBDIVISION PLAT UNLESS OTHERWISE NOTED.
2. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE(S) X AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM MAP FOR THE CITY OF NORFOLK, MAP/PANEL 5101040095F, EFFECTIVE 9-2-2009. BASE FLOOD ELEVATION = N/A
3. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. SOURCE: CARONNET RTK
4. A TEMPORARY BENCHMARK (NAIL SET) HAS BEEN PLACED ON SITE IN LIGHT POLE #WB04. ELEVATION = 10.01 (NAVD'88)



**DKT Associates**  
LAND SURVEYORS

1100 GRANBY STREET  
SUITE 100  
NORFOLK, VIRGINIA 23510  
(757) 588-5888 FAX: (757) 588-5880

SITE PLAN OF			
<b>LOT 40, BLOCK 3 FAIRMOUNT PARK</b>			
NORFOLK, VIRGINIA M.B.6 P.34 & 35 (CHESAPEAKE)			
FOR:		<b>CFF PROPERTIES</b>	
DRAWN	ACV	SCALE	1" = 20'
CHECK	DT	JOB	11141
DATE	11-13-15	REVISED	-
FIELD BOOK	160-15	SHEET	1 OF 1